

**Bluegrass**  
AUCTION ASSOCIATES, INC

5954 VALLEY ROAD  
SPRINGFIELD, TN 37172

**BID IN PERSON OR ONLINE**  
1% BROKER PARTICIPATION  
(10%) BUYERS PREMIUM



**ALSO  
SELLING  
TOOLS &  
GUNS!**

# REAL ESTATE AUCTION

## SATURDAY | APRIL 4<sup>th</sup> | 10 AM

### 37 ACRES SELLING IN 3 TRACTS !

**TRACT 1: HOUSE & 10.03 ACRES +** REFERRING AGENT: MARGARET ANN KING  
(615) 218-5845

**TRACT 2: 8.36 ACRES +**

**TRACT 3: 18.58 ACRES +**



#### TRACT 1 INCLUDES:

- 1620 SQFT MANUFACTURED HOME
- 30 X 60 SUPPORT SHOP BUILDING
- 30 X 40 LIVESTOCK BARN | POND
- ROAD FRONTAGE | CROSS FENCING

## BUY AT YOUR PRICE | ROBERTSON CO. TN

### TERMS OF SALE



**BID IN-PERSON  
OR ONLINE WITH HIBID**



SUBJECT TO COURT CONFIRMATION, AND APPROVAL HIGHEST BIDDER MUST INVEST TEN (10%) PERCENT DOWN DAY OF SALE AND CLOSE WITHIN (30) DAYS. SELLING AS-IS, WHERE-IS. BUYER AND BUYER'S AGENTS ARE RESPONSIBLE TO CONDUCT ALL INSPECTIONS AND INVESTIGATIONS. TAXES PRO-RATED. ALL STATEMENTS AND/OR ANNOUNCEMENTS MADE DAY OF SALE SHALL TAKE PRECEDENCE OVER ANY PRINTED MATERIAL OR PRIOR ANNOUNCEMENTS.

Private Sales | Property Management | Auctions | [bluegrassrealty.com](http://bluegrassrealty.com) | (615) 537-1180

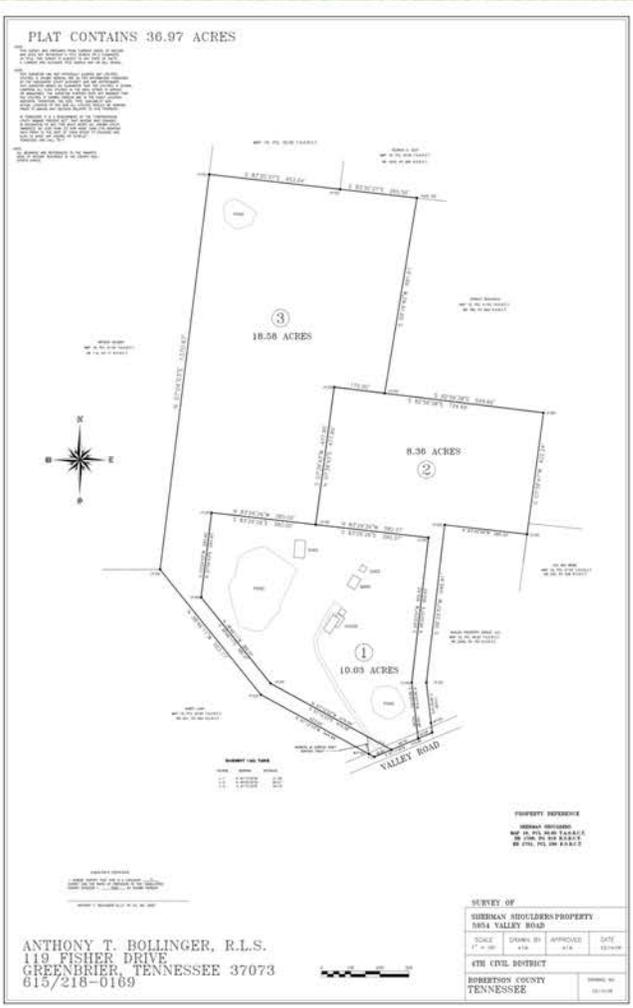
**SATURDAY | APRIL 4<sup>th</sup> | 10 AM**

# 37 ACRES OFFERED IN 3 TRACTS! HOUSE | PONDS | BUILDINGS

ATTENTION Investors, Builders, and Farm Enthusiasts! This is your chance to own a stunning 37 acres Robertson County, Tennessee working cattle farm with rolling pastures and scenic views just minutes from Springfield!

- 1620 sqft Manufactured Home
- 37.00 Rolling Acres
- 30 x 60 Support Shop Building
- 30 x 40 Livestock Barn
- Pond | Large Lake
- Fencing | Cross Fencing
- Road Frontage

This property offers the perfect blend of country living and convenience — open, spacious land with incredible investment potential. Whether you're looking for a primary residence, rental income, mini-farm, or other opportunities, this one checks all the boxes!



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